



**GRASSROOTS**  
REALTY GROUP

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**25236 Nagway Road**  
**Rural Rocky View County, Alberta**

**MLS # A2224692**



**\$2,224,900**

<b>Division:</b>	Bears paw_Calg		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,310 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3
<b>Garage:</b>	220 Volt Wiring, Additional Parking, Aggregate, Asphalt, Driveway, Front Drive		
<b>Lot Size:</b>	1.49 Acres		
<b>Lot Feat:</b>	Landscaped, Lawn, Level, Many Trees		

<b>Heating:</b>	Boiler, In Floor, Make-up Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, ICFs (Insulated Concrete Forms), Metal Siding , Stone	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to 25236 Nagway Road—an architecturally striking, energy-efficient estate in Bears paw, so ideally located it carries two addresses: one in Calgary, one in Rocky View County. With views of the Bears paw Golf Course, this modern home offers premium living today with rare expansion potential for tomorrow. Built in 2023 by Elliot Sinclair Construction, the home showcases nearly 2,310 sq ft of living space and was constructed entirely with ICF (Insulated Concrete Forms) for superior durability and thermal efficiency—R-55 walls and R-60 attic insulation. Whether used as a luxurious main residence or as a future in-law, guest, or nanny suite (subject to approval and permitting by the city/county and should you decide to build a larger main house), this home offers unmatched versatility. Zoned and fully serviced for additional development, this is a true live-now, build-later opportunity. The wrap-around concrete deck with glass railing sets the tone for the high-end finishes inside, including European tilt-and-turn windows, hydronic in-floor heating on both levels powered by dual IBC 45,000 BTU boilers, SMART kitchen appliances, and a 5-person elevator. The flexible layout features 3 full bathrooms, 2 spacious bedrooms, a home office, large kitchen, and an expansive laundry room. The attached 1,100+ sq ft heated garage extends the living space and is currently used as an additional lounge and recreation zone—ideal for entertaining or daily family life. Adding to the functionality is the impressive 43’ x 44’ commercial-grade shop with 22’ ceilings, a 16’ x 16’ high-lift door, 4’ deep service pit, crane mast, in-floor heating, and 240V / 200-amp electrical—perfect for trades, hobbies, or running a home-based business. Altogether, the property offers over 5,500 sq ft of

developed space, including 3,250 sq ft of garage and shop areas. A 2,000-gallon concrete septic system is sized for 6-bedroom capacity, all services are stubbed for future development (including gas), and the drilled well produces 15&ndash;20 GPM, ensuring year-round reliability. The site is generator-ready and includes hydrant-serviced rear yard access. Enjoy serene mountain views, a lilac-lined frontage for privacy, and a gently sloped backyard ideal for additional landscaping or future plans. Whether you want to settle long-term or expand later, this one-of-a-kind Bearspaw estate offers the rare combination of lifestyle, location, and investment potential&mdash;just minutes from the city limits.